

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA - Change of land use from Industrial use to Residential use in the plot Nos.A31 to A35 in Takkellapadu Housing Building Society Ltd, Takkellapadu(V), Pedakakani(M), Guntur District in the approved ZDP of Guntur - Draft variation - Notification –Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(M2) DEPARTMENT

G.O.MS.No. 167

Dated:23.08.2014
Read the following:-

1. From VC, VGMUDA.Letter No.E1-444/2012, Dt.05.01.2013.
2. From the Col.Lr.No.29/1/2013/6905, Dt.03.06.2013.
3. From VC, VGMUDA Letter No.E1-444/2012, Dt.30.11.2013.
4. Govt Memo No. 3102/ I₂ / 2013-4 Dated:16.01.2014.
5. From VC, VGMUDA Letter No.E1-444/2012, Dt.25.03.2014.

O R D E R:

The draft variation to the Zonal Development Plan of Guntur issued in Government memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.24, Part-I, dated.22.01.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 5th read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, a paper notification has been published on 01.02.2014 in two Daily News Papers of the New Indian Express (English) & Vaartha (Telugu) calling objections/ suggestions and no objections have been received within the stipulated period and also reported that the applicant has paid an amount of Rs.77,100/- (Seventy Seven Thousand One hundred only) towards land conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNEMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.24, Part-I, dated.22.01.2014as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 1927.35 Sq.Mtrs is falling in D.Nos. 11(P), 12(P),13(P)&17A(P) of Takkellapadu Village, Pedakakani Mandal, Guntur District. The boundaries of which are given in the schedule below and which was earmarked for Industrial Use in the Zonal Development Plan of Guntur approved by the Government vide G.O.Ms.No.688, M.A., dated: 30.12.2006, is now designated for Residential Use as shown in

Modification to the Zonal Development Plan vide M.Z.D.P.No.07/2013/CITY/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant shall pay development/conversion charges to concerned authority.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

NORTH: site falling in D.Nos 10(P), 11(P) of Takkellapadu Village, Pedakakani Mandal, Guntur District.

SOUTH: The site falling in existing 40'-0" road proposed, 60'-0" wide road as per ZDP in D.Nos.11(P), 12(P), 13(P), 17A(P) of Takkellapadu Village, Pedakakani Mandal, Guntur District.

EAST: The site falling in D.No.11(P) of Takkellapadu Village, Pedakakani Mandal, Guntur District.

WEST: The site falling in D.No.10(P) of Takkellapadu Village, Pedakakani Mandal, Guntur District.

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNEMENT

SECTION OFFICER